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February 7, 2019

Mr. Gregg Guetschow
City of Charlotte
111 E. Lawrence Avenue
Charlotte, MI 48813

RE: Warranty Deed - 220 West Shaw Street - Alan C. Durham

Dear Mr. Guetschow:

Please find enclosed a Warranty Deed and Property Transfer Affidavit for 220 West Shaw Street. Please note that the purchaser will need to fill in #3 on the Property Transfer Affidavit as the date that the mayor signs the Deed. He will also need to fill in #9, 13, 14 and 15 and sign the document and fill in his contact information.

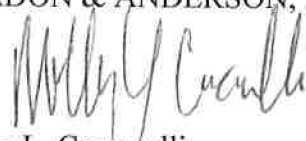
Also note that the signatures on the Deed must match their typed name on the Deed or it may not be accepted. The mayor requested that his name be listed as "Tim" instead of "Timothy" so I suspect he will sign the Deed that way also.

As stated in my e-mail, Tom recommends title insurance and suggested Transnation Title.

Please contact me if you have any questions.

Very truly yours,

McGINTY, HITCH, PERSON,
YEADON & ANDERSON, P.C.



Molly L. Coscarelli

MLC:lac

Enclosures

WARRANTY DEED

The Grantor, City of Charlotte, a municipal corporation, with its offices at 111 E. Lawrence Avenue, Charlotte, Michigan 48813, conveys and warrants to **Alan C. Durham**, a unmarried man, whose address is 3258 Carlisle Highway, Charlotte, Michigan 48813, the following described property situated in the City of Charlotte, County of Eaton, and State of Michigan, more fully described as

Lots 19 & 20 Except E 177 Feet, S.P. Jones' Addition City of Charlotte

More commonly known as 220 West Shaw Street, Charlotte, Michigan 48813.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

Subject to building and use restrictions, rights of way, easements and prior reservations or conveyances of mineral rights of record.

THIS DEED IS EXEMPT FROM TRANSFER TAX PURSUANT TO MCLA 207.505(h)(i) - County and MCLA 207.526(h)(i) - State.

for the sum of Fourteen Thousand and 00/100 (\$14,000.00) Dollars

Dated this ____ day of _____, 2019.

Signed in the presence of:

Signed and Sealed:

Tim Lewis, Mayor, City of Charlotte, Grantor

Ginger L. Terpstra, Clerk, City of Charlotte, Grantor

STATE OF MICHIGAN)

) ss.

COUNTY OF EATON)

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, before me personally appeared Tim Lewis, Mayor of the City of Charlotte, and Ginger L. Terpstra, Clerk of the City of Charlotte, who executed the foregoing instrument and acknowledged that they accepted the same as their free act and deed.

, Notary Public

County a/i Eaton County, Michigan

My commission expires:

When Recorded Return To:

Send Subsequent Tax Bills To:

Drafted By:

Thomas M. Hitch

Alan C. Durham

Molly L. Coscarelli

601 Abbot Road, P. O. Box 2502

3258 Carlisle Highway

601 Abbot Road, P. O. Box 2502

East Lansing, MI 48826

Charlotte, MI 48813

East Lansing, MI 48826

Tax Parcel #200-056-800-205-00

Recording Fee \$30.00

Transfer Tax _____

Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). **The completed Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property 220 West Shaw Street		2. County Eaton		3. Date of Transfer (or land contract signed)	
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village Charlotte				5. Purchase Price of Real Estate \$14,000.00	
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice. Lots 19 & 20 Except E 177 Feet, S.P. Jones' Addition City of Charlotte Parcel #200-056-800-205-00				6. Seller's (Transferor) Name City of Charlotte	
				8. Buyer's (Transferee) Name and Mailing Address Alan C. Durham 3258 Carlisle Highway Charlotte, MI 48813	
9. Buyer's (Transferee) Telephone Number					

Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.

10. Type of Transfer. Transfers include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____					
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		12. Is the transfer between related persons? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		13. Amount of Down Payment	
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No			15. Amount Financed (Borrowed)		

EXEMPTIONS

Certain types of transfers are exempt from uncapping. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- Transfer from one spouse to the other spouse
- Change in ownership solely to exclude or include a spouse
- Transfer between certain family members *(see page 2)
- Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- Transfer between certain family member of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor **(see page 2)
- Transfer to effect the foreclosure or forfeiture of real property
- Transfer by redemption from a tax sale
- Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- Transfer resulting from a court order unless the order specifies a monetary payment
- Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- Transfer to establish or release a security interest (collateral)
- Transfer of real estate through normal public trading of stock
- Transfer between entities under common control or among members of an affiliated group
- Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code
- Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- Transfer of land with qualified conservation easement (land only - not improvements)
- Other, specify: Transfer from a municipality of this state pursuant to MCL 207.505(h)(i) and MCL 207.526(h)(i).

CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

Printed Name

Signature

Date

Name and title, if signer is other than the owner

Daytime Phone Number

E-mail Address